

MEMORANDUM NO. 04-1209

CRA 1

DATE: September 15, 2004

TO: Chairman, Jim Naugle
Vice-Chair, Dean J. Trantalis
Commissioner Christine Teel
Commissioner Carlton B. Moore
Commissioner Cindi Hutchinson

FROM: George Gretsas, City Manager/CRA Executive Director *GG*

BY: ~~Chuck~~ Adams, Beach CRA Director

SUBJECT: September 21, 2004 CRA Agenda – Fort Lauderdale Central Beach Streetscape Program

As part of the Beach CRA Program, on November 5, 2002, the Community Redevelopment Agency (CRA) accepted the Fort Lauderdale Central Beach Master Streetscape Concept Plan. Subsequently, a task order was approved, authorizing Keith and Schnars, and their subcontractor EDSA, to proceed with surveying work and the preparation of schematic design plans.

At your meeting of September 21, 2004, Paul Kissenger, EDSA Associate Principal will be the lead presenter for the K&S/EDSA consulting team. The Beach Redevelopment Advisory Board (BRAB) received a presentation at its meeting of June 21, 2004 (see **Exhibit 1** minutes) and an update at its meeting of July 19, 2004 (see **Exhibit 2** minutes). At its meeting of June 21, 2004, the BRAB unanimously adopted the following motion:

Motion made by Mel Rubenstein and seconded by Eileen Helfer that the Beach Redevelopment Advisory Board recommends to the City Commission that this plan be approved and put on a fast track, and that the concept, as presented, would be most beneficial to the Barrier Island. Motion unanimously adopted by the members present 7-0.

The PowerPoint presentation (**Exhibit 3**) being given by Mr. Kissenger will summarize the schematic design plan which is also being provided as **Exhibit 4**. Following the CRA's acceptance, we will be returning for approval to enter into a task order with Keith and Schnars to proceed to detailed design plans and construction documents.

The most significant issue that evolved from review of the preliminary schematic plan was the need to accommodate the loss of illegal parking occurring in the public right-of-way. These spaces are particularly relied on by the small hoteliers located within the North Beach Residential Area (NBRA) zoning district. The finalized schematic design plan introduces legally conforming side street parking within certain medians that will offset the loss of the illegal spaces that will be removed through construction of the planned improvements.

In conjunction with this work, we also explored the concept of establishing thematic districts as proposed in November 2002 by the Urban Land Institute (ULI). The recommendation of the consulting team is that "way finding signage" should be used to strengthen the identity of the entire Central Beach as a "World Class Resort" and that the area should not be subdivided into thematic districts. The BRAB endorsed this recommendation in conjunction with its June 21, 2004 review of the preliminary schematic design plan.

The consultants, also as a part of this work, developed an updated estimate of the hard and soft costs to complete this project. Below is a summary of the estimate broken down between the area within the Beach CRA boundary and the remaining portion within the Central Beach that is outside of the Beach CRA boundary.

		Within Beach CRA	Outside Beach CRA	Combined Cost
Construction	\$	1,141,608	4,997,612	6,139,220
Contingency		228,322	999,523	1,227,845
Hard Cost Subtotal	\$	1,369,930	5,997,135	7,367,065
Soft Cost Subtotal		410,861	1,799,259	2,210,120
Total Project Cost	\$	1,780,791	7,796,394	9,577,185

As you will recall, the funding for the hard cost improvements outside of the Beach CRA will be provided from reimbursements from the State of Florida's Department of Transportation (FDOT) grant for the A-1-A Seabreeze Re-widening Project (also referred to as the 3+2 Project) which is located within the Beach CRA south of Las Olas Blvd. Beach CRA monies will be used to fund at least the equivalent costs needed for the portion of the streetscape project that is located outside of the Beach CRA. In that the 3+2 Project is an eligible Beach CRA Project, tax increment funds will be used to cover costs in excess of the approximately \$14.4 million of remaining grant funds. Proceeding to final approval on the 3+2 design plan by the City Commission, including authorizations to obtain appraisals and proceed with negotiations, have been delayed over the last year due to the lack of staff and resources in the City Engineering Division. This is proposed to be remedied with the approval of next year's Beach CRA budget which will include the funding of a full time Engineering Design Manager to be dedicated to the engineering projects occurring within the Beach CRA. These include the: 1) Central Beach Streetscape Project, 2) A-1-A Seabreeze Blvd. Re-widening Project, 3) Birch Road Traffic Calming Project, 4) Fort Lauderdale Aquatics Center, 5) South Beach Parking Lot Reconfiguration Project, and 6) Beach Mass Transit PD&E Study.

The adoption of the FY 2004-05 Beach CRA budget, also scheduled for September 21, 2004, will dedicate all new project funds to undertake the final design, bidding and construction of that portion of the streetscape project located in the Beach CRA. This will allow us to get the first phase of the project into construction by the end of next fiscal year.

A motion accepting the Schematic Design Plan for the Fort Lauderdale Central Beach Streetscape Program is recommended.

GG:CA
Attachments

SYNOPSIS OF SIGNIFICANT MOTIONS
BEACH REDEVELOPMENT ADVISORY BOARD MEETING
MONDAY, JUNE 21, 2004 – 3:00
CITY HALL
CITY COMMISSION CONFERENCE ROOM - EIGHTH FLOOR
100 NORTH ANDREWS AVENUE
FORT LAUDERDALE, FLORIDA

The following is a synopsis of the significant motions made at the Beach Redevelopment Advisory Board meeting of June 21, 2004, (copy of minutes attached) that were specifically adopted as recommendations to the City Commission:

PRESENTATION - CENTRAL BEACH STREETSCAPE PROGRAM/PRELIMINARY SCHEMATIC DESIGN PLAN

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Motion made by Mel Rubenstein and seconded by Eileen Helfer that the Beach Redevelopment Advisory Board recommends to the City Commission that this plan be approved and put on a fast track, and that the concept, as presented, would be most beneficial to the Barrier Island. Motion unanimously adopted by the members present 7-0.



Chuck Adams, Beach CRA Director

CA/pls
attachment
cc: Beach Redevelopment Advisory Board Members

SYNOPSIS OF SIGNIFICANT MOTIONS
BEACH REDEVELOPMENT ADVISORY BOARD MEETING
MONDAY, JULY 19, 2004 – 3:00
CITY HALL
CITY COMMISSION CONFERENCE ROOM - EIGHTH FLOOR
100 NORTH ANDREWS AVENUE
FORT LAUDERDALE, FLORIDA

The following is a synopsis of the significant motions made at the Beach Redevelopment Advisory Board meeting of July 19, 2004, (copy of minutes attached) that were specifically adopted as recommendations to the City Commission:

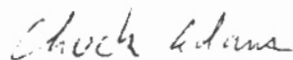
BEACH ENGINEERING PROJECTS/DEDICATED ENGINEER UPDATE

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Motion made by Henry Snizek and seconded by Eileen Helfer that the Beach Redevelopment Advisory Board support staff's recommendation to hire an Engineering Design Manager dedicated for engineering design projects in the Beach CRA.

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Motion unanimously adopted by the members present 10 – 0.



Chuck Adams, Beach CRA Director

CA/pls

attachment

cc: Beach Redevelopment Advisory Board Members